

**Description of Proposed
Elderly Housing District
Topsfield, Massachusetts
40.602 Acres
(Being a Portion of Tax Map 49 Lot 56)
March 25, 2005**

A certain parcel of land in the Town of Topsfield, Essex County, Massachusetts containing 40.602 acres, more or less, and more particularly described as follows:

Beginning at the southwest corner of the parcel on the easterly sideline of High Street (a/k/a Route 97) at a corner of stone walls, also being the northwest corner of Tax Map 50 Lot 4 (Lot 50-4), land now or formerly of the Town of Topsfield; thence along said easterly sideline

1. North 23_52'28" West 50.00 feet; thence departing said sideline, and over Lot 49-56, land of Meeting Way Corporation the following 16 courses:
2. North 43_43'00" East 76.58 feet, and
3. North 20_46'06" East 86.85 feet to a point of curvature, and
4. easterly by a curve to the right having a radius of 10.00 feet, a length of 19.49 feet, and a delta of 111_40'25" to a point of tangency, and
5. South 47_33'29" East 33.43 feet, and
6. North 55_26'35" East 51.76 feet, and
7. North 49_49'54" East 53.62 feet, and
8. North 55_16'43" East 37.28 feet, and
9. North 56_12'36" East 43.87 feet, and
10. North 51_24'32" East 103.06 feet, and
11. North 52_58'15" East 39.40 feet to a point of curvature, and
12. southeasterly by a curve to the right having a radius of 10.00 feet, a length of 14.99 feet, and a delta of 85_52'22" to a point of tangency, and
13. South 41_09'22" East 53.98 feet, and
14. South 41_55'12" East 292.95 feet, and
15. North 10_21'18" West 308.02 feet, and
16. North 03_20'19" East 63.78 feet, and
17. North 12_08'29" West 103.26 feet to a point in the southerly sideline of **Proposed Hickory Street**; thence by said southerly sideline
18. northeasterly by a curve to the left having a radius of 175.00 feet, a length of 159.87 feet, a delta of 52_20'28", and a chord of North 42_03'31" East 154.37 feet to a point of reverse curvature; thence continuing along said southerly sideline
19. easterly by a curve to the right having a radius of 125.00 feet, a length of 246.25 feet, and a delta of 112_52'16" to a point of tangency; thence continuing along said southerly sideline

20. South 51_14'27" East 233.75 feet to a point of curvature; thence continuing along said southerly sideline
21. southerly, easterly, and northerly by a curve to the left having a radius of 175.00 feet, a length of 416.31 feet, and a delta of 136_18'06", to a point of tangency; thence continuing along said southerly sideline
22. North 07_32'33" West 89.16 feet; thence departing said sideline, and over said land of Meeting Way Corporation
23. easterly by a curve to the left having a radius of 150.00 feet, a length of 136.65 feet, a delta of 52_11'41", and a chord of North 56_21'36" East 131.97 feet to a stone wall on the southerly line of Tax Map 34, Lot 78 (Lot 34-78), now or formerly of Green Acres Realty, Inc.; thence by said Green Acres land and stone wall the following 7 courses:
 24. South 69_58'45" East 181.51 feet, and
 25. South 28_36'43" East 240.73 feet, and
 26. South 27_34'47" East 135.44 feet to an intersection of stone walls, and
 27. South 28_42'32" East 229.23 feet to an intersection of stone walls, and
 28. South 28_45'57" East 112.77 feet, and
 29. South 27_49'30 East 410.31 feet, and
30. South 27_48'59" East 292.14 feet to a stone wall corner, and the northerly line of Lot 58-21, now or formerly of Kenneth W. Jr, and Annette W. Swain; thence by stone wall along said Swain land, Lot 58-20, now or formerly of James B. & Kristin J. Gillespie, and Lot 58-19, now or formerly of James P. & Phyllis M. Hurley, Trustees of 44 Perkins Row Trust
31. South 63_57'11" West 239.41; thence continuing by said Trust land and stone wall the following 4 courses:
 32. South 57_39'58" West 63.70 feet, and
 33. South 42_05'38" West 178.85 to a drill hole found in a stone wall corner, and
 34. South 39_38'53" East 165.06 feet to a drill hole set in a stone wall corner, and
 35. South 71_53'45" West 83.76 feet to a drill hole found in the intersection of stone walls, at the northeast corner of Lot 58-18, now or formerly of John A. & Mary F. Sanger; thence by said Sanger land and stone wall
36. South 71_03'33" West 372.28 feet to a drill hole found in the intersection of stone walls; thence continuing along said stone wall and Sanger land, and Lot 58-17, now or formerly of Dana E. & Sandra Sanger
37. North 41_40'43" West 241.27 feet to a drill hole found in the intersection of stone walls, also being the northeast corner of Lot 50-4, now or formerly of the Town of Topsfield; thence continuing along said stone wall and Topsfield land the following 19 courses:
 38. North 41_24'41" West 313.84 feet to a drill hole found, and
 39. North 41_58'06" West 144.97 feet to a drill hole found, and
 40. North 42_12'39" West 141.45 feet to a drill hole found, and
 41. North 41_19'56" West 69.45 feet to a drill hole found, and

42. North 42°55'00" West 130.17 feet to a drill hole found at the intersection of stone walls, and
43. North 41°43'22" West 91.82 feet to a drill hole found, and
44. North 41°46'43" West 278.97 feet to a drill hole found, and
45. North 41°55'12" West 268.31 feet to a drill hole found, and
46. North 41°09'22" West 54.05 feet to a drill hole found at a corner of stone walls, and
47. South 52°58'15" West 39.27 feet to a drill hole found, and
48. South 51°24'32" West 103.34 feet, and
49. South 56°12'36" West 44.21 feet to a drill hole found, and
50. South 55°16'43" West 36.72 feet, and
51. South 49°49'54" West 53.64 feet, and
52. South 55°26'35" West 60.21 feet to a drill hole at a corner of stone walls, and
53. North 47°33'29" West 41.38 feet to a drill hole found, and
54. South 20°46'06" West 86.86 feet, and
55. South 20°58'24" West 56.20 feet, and
56. South 25°57'02" West 50.09 feet to the point of beginning of the herein described parcel.

All bearings used herein are referenced to the Massachusetts State Plane Coordinate System.